

When recorded return to:
Asif Zaheer and Regina Marie Zaheer
3789 Biz Point Road
Anacortes, Wa. 98221



201705310150

Skagit County Auditor

\$76.00

5/31/2017 Page

1 of

4 4:13PM

Recorded at the request of:
Guardian Northwest Title
File Number: A113727

Statutory Warranty Deed

A 113727
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Pardeep S. Brar and Paula P. Brar, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Asif Zaheer and Regina Marie Zaheer, a married couple, the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

All of Lot 3 and ptr. of Lots 2 & 4, Rancho San Juan Del Mar No. 6

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P68368, 3977-000-004-0009

Dated

May 24, 2017

Pardeep S. Brar

Paula P. Brar

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172408
MAY 31 2017

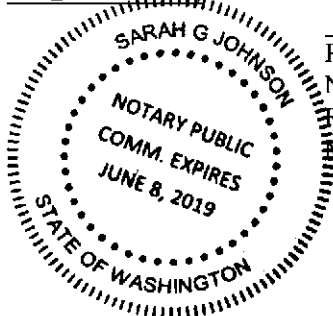
Amount Paid \$ 926.00
By [Signature] Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Pardeep S. Brar and Paula P. Brar, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date:

5-30-17



Printed Name: Sarah G. Johnson

Notary Public in and for the State of

Washington

Residing at Oak Harbor

My appointment expires:

6-8-19

EXHIBIT A

Parcel A:

All of Lot 3, and that portion of Lot 2, RANCHO SAN JUAN DEL MAR, SUBDIVISION No. 6, as per plat recorded in Volume 7 of Plats, page 28, records of Skagit County, Washington, described as follows:

Beginning at a point on the Biz Point Road where the Northeasterly line of Lot 2 intersects said road; thence North $46^{\circ}35'$ West along the Northeasterly line of said Lot 2, 130.26 feet to a point hereinafter referred to as point "X"; thence North $67^{\circ}06'$ West 143.15 feet; thence Southeasterly in a straight line to a point that lies South $27^{\circ}23'$ West 15 feet from point "X"; thence Southeasterly in a straight line to the point of beginning.

Parcel B:

The Southwesterly half of Lot 4, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 6, as per plat recorded in Volume 7 of Plats, page 28, records of Skagit County, Washington, the Northeasterly line thereof being described as follows.

Beginning at a point on the Northwest line of Biz Point Road, said point being equal distance between Lot 3 and Lot 5;
thence Northwest on a line equal distance between Lots 3 and 5 to outer boundary of Lot 4:

Situate in Skagit County, Washington.

Exhibit "B"

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Rancho San Juan Del Mar #6
Recorded: January 3, 1955
Auditor's No.: 511312

B. RESTRICTIONS SET FORTH IN VARIOUS DOCUMENTS OF RECORD WHICH MAY BE NOTICE OF A GENERAL PLAN:

No building or structure shall be constructed any nearer than 110 feet from the outer boundary line of the lot, to-wit: The boundary line nearest the waters of Puget Sound.

The dwelling on this lot shall have not less than 900 square feet of living space, exclusive of open porches, patios and garages, and shall be limited to one main residence dwelling. This clause shall not be construed to prevent construction of detached garages or other detached accessory buildings.

No restrictions apply to existing evergreens that presently exceed a height of ten feet or over.

Existing evergreens, ten feet or less in height, shall be kept topped or trimmed to a maximum of ten feet or less.

Planted horticultural growth shall be kept topped or trimmed to a maximum of ten feet or less.

Planted horticultural growth used in lieu of fences shall not exceed six feet in height. Also, any fences shall not exceed this height.

All structures placed on this lot shall be restricted to a maximum height of 18 feet above grade. That portion below grade, such as basements and daylight basements, are excluded when computing the overall height of the structure.

No animals, livestock or poultry of any kind shall be raised or kept on this lot, except that cats, dogs or household pets may be kept, providing they are not kept or maintained for commercial purposes.

C. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Karin M. Webster
And: Albert Green
Dated: April 8, 2003
Recorded: June 27, 2003
Auditor's No.: 200306270076
Regarding: Fence and Boundary Line Agreement

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey for James Webster
Recorded: April 13, 2007
Auditor's No.: 200704130192

F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: September 26, 2016
Auditor's No.: 201609260077
Regarding: Skagit County Right to Manage Natural Resources
Lands Disclosure

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.